



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

March 21, 2008

City of Las Vegas
Planning and Zoning Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Site Development Review – Justification Letter
Waiver of Town Center Development Standards for Landscaping
APN: 125-29-502-015, 012 and 028

Dear Las Vegas Planning:

We formally request a Site Development Review to accompany the re-zoning request for the parcels known as APN: 125-29-502-015 and 012. These parcels are to be re-zoned from U(TC) (Undeveloped-Town Center) to TC (Town Center).

These parcels are generally located at Riley Street and Centennial Parkway.

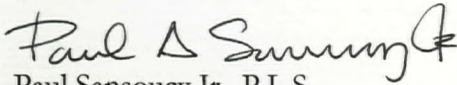
The rezoning from undeveloped status to Town Center, TC, will allow the owner to use the land for parking for his existing automobile dealership which abuts these parcels. This request is consistent with the zoning and other commercial uses in the area.

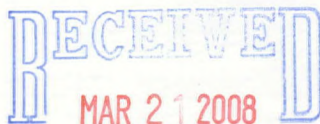
We request a waiver of standards regarding the planting of trees in the parking lot islands (per 7A& 7B of onsite improvements).

We request a waiver of standards to change the 20% landscape coverage to 16% coverage.

We request the approval of this site development review to accompany the approval of the zone change to TC.

Sincerely,
DWYER ENGINEERING, INC.


Paul Sansoucy Jr., P.L.S.



**SDR-27078
REVISED
04/10/08 PC**